

**Selkirk**

Call 01750 723868

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 73 Back Row

Selkirk, TD7 4AQ

**Offers Over £140,000**



73 Back Row is an attractive terraced property which is centrally located within the popular town of Selkirk, just a short walk from the town centre and most amenities. This well maintained property would perfectly suit those searching for an easily managed family home and is in good decorative order throughout. The layout is well proportioned in particular the lounge/dining room which has space for a good range of furniture and features patio doors providing access out into the rear garden. There is an enclosed garden to the rear whilst plenty of parking is available on street.



# 73 Back Row

Selkirk, TD7 4AQ

Offers Over £140,000

Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Kitchen

First Floor:  
Three Bedrooms  
Bathroom

Outside:  
Enclosed rear garden

Ample on street parking



### Location

Selkirk lies within the prime catchment area of the central Borders, a beautiful area renowned for its peaceful lifestyle, sense of history and stunning scenery. The relative ease of access to Midlothian towns, the city bypass and indeed Edinburgh city centre is leading to this becoming an area of real attraction to the commuter who wishes to live outside the hustle and bustle of city life. The town itself provides a good range of recreational and educational facilities, plus a variety of hotels, bars and shops catering well for everyday needs, but a wider range of retail outlets can be found in both Hawick (approx 12 miles) and Galashiels (approx 6 miles). The area is surrounded by rolling hills and there are many leisure activities on offer including a golf course, swimming pool, horse riding and rugby club. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

### Services

Mains gas, electricity, water and drainage. Gas central heating. Double glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, and the kitchen and bathroom fittings.

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

B



Interested in this property?  
**Call 01750 723868**

26 High Street,  
Selkirk, TD7 4DD  
Phone: 01750 723868  
Fax: 01750 23866  
Email: selkirk@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**73 Back Row, Selkirk, TD7 4AQ**

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft  
Store = 1.9 sq m / 20 sq ft  
Total = 88.0 sq m / 947 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125405)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.